

3149  
0104F  
8-30-82

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3149

AN ORDINANCE reclassifying 20 acres of property (Site 1) located south of S.E. 8th Street, west of 118th Avenue S.E. in Planning District 1 of the Richards Valley Subarea, with conditions.

WHEREAS, an application for reclassification of the property hereinafter described was duly filed with the appropriate City officials; and

WHEREAS, on October 29, 1981, a public hearing was held thereon before the Hearing Examiner upon proper notice to all interested persons; and

WHEREAS, on December 8, 1981, the Hearing Examiner recommended to the City Council approval with conditions of said reclassification of said property located south of S.E. 8th Street, west of 118th Avenue S.E. in the Richards Valley Subarea from GC to OLB; and made and entered findings of fact and conclusions based thereon in support of his recommendation; and

WHEREAS, a request for reconsideration of the Hearing Examiner's recommendation of December 8, 1981, was filed by the City of Bellevue Department of Planning; and

WHEREAS, on February 2, 1982, the Hearing Examiner, after reviewing the record, issued his response to the request for reconsideration and entered his Order Upon Reconsideration which became a part of his previously entered recommendation of December 8, 1981; and

WHEREAS, the City Council concurs in the findings of fact and conclusions of the Hearing Examiner including his Order Upon Reconsideration of the Hearing Examiner and has determined that the public use and interest will be served by reclassifying said property; and

WHEREAS, the City has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Ordinance; now, therefore

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THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The City Council adopts the findings of fact and conclusions based thereon made and entered by the Hearing Examiner in support of his recommendation to the Council in this matter as set forth in "Findings and Recommendation of the Hearing Examiner" and "Order Upon Reconsideration of the Hearing Examiner for the City of Bellevue, In the Matter of the Application of City of Bellevue For Reclassifications Implementing the Richards Valley Subarea Element of Bellevue's Comprehensive Plan, File No. HE-A 81-6."

Section 2. The use classification of the following described property is changed from GC to OLB:

That portion of the West Half of the Northwest Quarter of Section 4, Township 24 North, Range 5 East, W.M., in King County, Washington, lying Northerly of the south lines of Lots 1 and 2 in Bellevue Short Plat 76 - 34 per Recording No. 7608160609 in the records of said county and state, and lying Westerly of the center line of 118th Avenue S.E. and said center line, prolonged Northerly, where said center line coincides with the center line of May Street (as existed prior to being included within the right-of-way limits of S.R. 405, Bagley Lane to Wilburton). Said portion contains an area of 20 Acres, more or less, which includes an area right-of-way of 8 Acres, more or less.

This reclassification is subject to the following conditions:

1. Development of the site shall be in conformance with the OLB classification except that general office uses, similar to existing uses in the Bellefield Office Park, may be permitted.

2. The location and design of vehicular access points to the subject site shall be reviewed and approved by the Public Works Department.

Section 3. This ordinance shall be published by posting it in the three official posting places of the City, and shall take effect and be in force five days after the date of posting.

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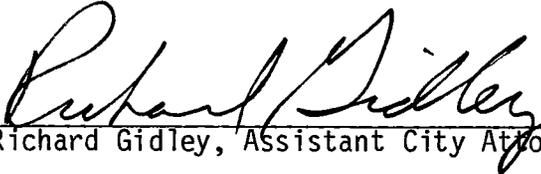
PASSED by the City Council this 7<sup>th</sup> day of Sept, 1982,  
and signed in authentication of its passage this 7<sup>th</sup> day  
of Sept, 1982.

(SEAL)

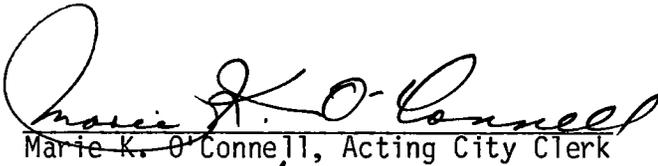
  
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Roy A. Ferguson, Mayor

Approved as to form:

Linda M. Youngs, City Attorney

  
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Richard Gidley, Assistant City Attorney

Attest:

  
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Marie K. O'Connell, Acting City Clerk

Published Sept 11, 1982